

**Kershaw County Planning and Zoning Commission
Regular Session Minutes – January 13, 2020, 5:30 PM
County Council Chambers
515 Walnut Street, Camden, SC 29020**

Members in Attendance: Claude Eichelberger, George Harkins, Kevin Scharf and Gary Whitlock

Absent: Kate Denton, Curtis Blackmon and Beth Smith

Staff in Attendance: Michael Conley, Joey Adams-Raczkowski and Rhonda Darity

Call to Order

The Chairman, Claude Eichelberger, called the meeting to order at 5:30 PM.

Approval of Minutes

George Harkins made a motion that the minutes of the November 18, 2019 regular meeting be approved. The motion was seconded by Kevin Scharf, and all voted in favor.

Request to Rezone 1500 & 1528B Bradley Road, From RD-2 to R-15 Case 19-16

In giving his staff report, Joey Adams-Raczkowski informed the Commission that the applicant, Randy Bock, is requesting to rezone from RD-2 (Rural Resource District) to R-15 (Low Density, Single Family Residential District). The rezoning request consists of two parcels totaling approximately 66 acres, located at the intersection of Bradley Road and Rowe Street. The request is within compliance of the goals of the Comprehensive Plan and Future Land Use Map. It is located in a portion of the east Camden community which is favorable for the continued residential development. The subject parcel is contiguous to R-15 zoning. Therefore, staff does not object to the Planning and Zoning Commission recommending approval of the rezoning request of the subject property from RD-2 to R-15.

John Bowers, Chief, City of Camden Fire Department informed the Commission that they have concerns from the fire department side. They are not opposed to development, but development without proper fire protection is a concern. Chief Bowers addressed a letter from his department, which states that the Camden Fire Department stands in opposition of the rezoning.

Henry Walker, on behalf of the applicant, informed the Commission that Mr. Bock tried to annex the property into the City of Camden, but Cassatt Water Company would not turn it over to the City. He spoke about being limited to .50 acre lots, and concerns over water line size

After discussing the matter, George Harkins made a motion to recommend the approval of the rezoning request from RD-2 to R-15 to Kershaw County Council for their consideration. Gary Whitlock seconded, and all voted in favor of recommending that the property be rezoned.

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Major Subdivision Sketch Plan Review for Quail Creek Development – Case 19-15

In giving his staff report, Mr. Adams-Raczowski informed the Commission that the proposal for this +/- 126 acre parcel includes 88 single family residential lots to be developed as four additional phases to the existing Quail Creek Subdivision, TMS# 294-00-00-006. Two existing internal streets will be extended into the new phases. Three new streets are proposed. Additional open space is found within wetland areas that are not incorporated into lots, with the exception of a walking trail. The request is within compliance of the goals of the Comprehensive Plan and Future Land Use Map. The developer is showing sidewalks along both sides of the internal streets in each phase. Staff has reviewed the proposed major subdivision sketch plan for Quail Creek - Phases 4A, 4B, 5, 6, and 7. The proposal generally meets the minimum subdivision standards set forth by the ZLDR. Staff recommends approval of the proposed major subdivision sketch plan by the Planning and Zoning Commission with the following conditions:

1. The preliminary and final plats must meet all appropriate requirements, as reviewed by staff, and found complete per ZLDR 5:2.4.
2. The developer is placing sidewalks along both sides of each new internal street developed in all future phases of Quail Creek as shown on the sketch plan submitted with this request. Sidewalks shall be detailed on the preliminary plan/construction drawings.
3. Phasing of the development of the walking trail shall be detailed on the preliminary plans/construction drawings. A construction design inset detail of the proposed trail shall be included.
4. Submission of an updated Traffic Impact Analysis that incorporates the redesigned layout of a full access intersection of Canvasback Court and Cook Road.
5. Issuance of SCDOT encroachment permits. Any improvements required by SCDOT must be shown in the preliminary plans/construction drawings. The timing of any required SCDOT improvements must be noted on the preliminary plans /construction drawings.
6. Issuance of the SCDHEC stormwater permits.
7. Review of preliminary plans/construction drawings by the county's floodplain management consultant to verify compliance with Flood Damage Prevention Ordinance standards given that stormwater is proposed to be discharged into a floodplain.
8. Homeowner Association documents shall include language regarding maintenance of stormwater management devices, walking trail, and dedicated open space areas.
9. Wherever practical, wetlands shall not be located on individual lots.
10. A Type "A" street buffer shall be shown along property frontage of Cook Road near the intersection of Canvasback Court at time of preliminary plan/construction/ document submission.
11. A Type "E" street tree buffer along all internal streets shall be shown on preliminary plan/construction drawings.
12. Street lighting shall be shown on preliminary plans/construction drawings.
13. No construction activities of phased land clearing may begin until the next stage of subdivision review has been completed and all applicable permits obtained.

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14. If the applicant proposes significant future changes to the approved plan design such as but not limited to, access and circulation, increase in the number of lots, open space alterations, and impact to environmental features, additional review and approval by the Planning Commission may be required.
15. Required edits to major subdivision sketch plan:
 - a. Application indicates there are Phases 4A and 4B. Only a single Phase 4 is shown on sketch plan.
 - b. Correct detail for Phase 7, indicating that it has 21 lots, not 22.
 - c. Add note #8: Preliminary plans and construction drawings shall address all approval conditions as outlined in the January 13, 2020 staff report.
 - d. Add note #9: Type "A" Landscaping Buffer shall be required along Cook Road frontage near Canvasback Court. Type "E" Landscaping Buffer shall be required along all new internal residential streets.

After a brief discussion, Kevin Scharf made a motion to approve the major subdivision sketch plan with the stipulation that it meets all fifteen (15) staff recommendations. Gary Whitlock seconded the motion, and all voted in favor.

Major Subdivision Sketch Plan Review for Lake Shore Vision, LLC – Case 19-17

Mr. Adams-Raczkowski informed the Commission that the original sketch plan for Phases 8 and 9 was approved by the Planning Commission in April of 2014. Phase 8 has been recorded. The developer has decided to move forward with Phase 9. However, the proposal includes rearranging open space areas as well as minor changes to lot design. Given that the prior staff report in April of 2014 provided the detailed analysis of the subdivision proposal, planning staff has limited this staff report to discussing only the amendments. The proposed amendments for Phases 8 and 9 meet the common space requirements. The removal of some of the open space from Phase 8 has made it possible to develop three (3) additional lots. A dog park open space area is part of the amended proposal. Stormwater detention has been shifted to an expanded area of detention on the east side of Emery Hill behind lots 3-7 of Phase 9. Staff has reviewed the proposed amendments to the major subdivision sketch plan and found that the proposal generally meets the minimum subdivision standards set forth by the ZLDR. Staff recommends approval of the proposed amendments to the major subdivision sketch plan (as shown on page 5 of the staff report) by the Commission with the following conditions:

1. A revised final plat for Phase 8 shall be recorded reflecting the amended open space. The final plat shall contain all required review and approval certificates and notes as found on the original final plat recorded on April 27, 2018. The amended final plat must also contain a new note stating the open space calculations for both Phase 8 and Phase 9.
2. Revised restrictive covenants shall be recorded for Phase 8 reflecting the amended open space.
3. The preliminary plan/construction drawings and final plats for Phase 9 must meet all appropriate requirements, as reviewed by staff, and found complete per ZLDR 5:2.4.

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4. Due to the odd configuration of the open space area at the back of Phase 9 near the Dixie Pipeline easement, staff recommends that the area adjacent to the residential lots labeled as “Thomas” and “Lee” remain undisturbed in order to buffer those properties from the open space area.
5. Issuance of SC DHEC stormwater permits for Phase 9.
6. No construction activities or phased land clearing for Phase 9 may begin until the next stage of subdivision review has been completed and all applicable permits obtained.
7. If the applicant proposes significant future changes to the approved sketch plan design such as, but not limited to, access and circulation, increase in the number of lots, open space alterations, and impact to environmental features, additional review and approval by the Planning Commission may be required.

After discussing the matter, George Harkins made a motion to approve the major subdivision sketch plan, with the stipulation that it meets all seven (7) staff recommendations. Kevin Scharf seconded the motion, and all voted in favor.

Major Subdivision Sketch Plan Review for Spring Haven Subdivision – Case 19-18

In giving his staff report, Mr. Adams-Raczkowski informed the Commission that the proposal for this +/- 121 acre parcel includes 307 single family residential lots to be developed in at least two phases. Two full ingress/egress points are proposed; one onto Kennedy Road and the other onto Fort Jackson Road. Both entrances are proposed to be constructed with Phase 1. A 4' sidewalk is planned along one side of each internal road. The proposal includes the required street landscape buffers. Sewer is/and will be available to the site. Kershaw County's proposed sewer force main on Hwy 12 will likely not be constructed in time for Phase 1. The subdivision will need to either provide an offsite gravity line or force main discharging to the county's Doby Mill Lift Station. The proposed project is located in an area designated Residential Development. A Traffic Impact Analysis was required and completed. SCDOT encourages the secondary access to be located further north to have greater separation from Kennedy Road and also allow for the vast majority of homes to have more centrally located access. Three stormwater management ponds are located within the open space areas. A Type “A” street buffer has been shown along the road frontage of Fort Jackson Road and Kennedy Road, A Type “E” buffer has been shown within the “typical lot detail.” Staff recommends approval of the proposed major subdivision sketch plan by the Planning and Zoning Commission with the following conditions:

1. The preliminary and final plats, must meet all appropriate requirements, as reviewed by staff, and found complete per ZLDR 5:2.4.
2. Sewer plans shall be finalized, submitted, and approved by the county engineer along with submission of preliminary plan/construction documents.
3. Sidewalk location shall be detailed on the preliminary plan/construction drawings.
4. Finalization of required SCDOT improvements.
5. Issuance of SCDOT encroachment permits. Any improvements required by SCDOT must be shown in the preliminary plans/construction drawings. The timing of any required SCDOT improvements must be noted on the preliminary plans/construction drawings.

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6. Issuance of SCDHEC stormwater permits.
7. Stormwater management ponds: The Planning Commission prefers that stormwater management ponds are fenced for safety.
8. Homeowner Association documents shall include language regarding maintenance of stormwater management devices, amenity areas, and dedicated open space areas.
9. Street lighting shall be shown on preliminary plans/construction drawings.
10. No construction activities or phased land clearing may begin until the next stage of the subdivision review has been completed and all applicable permits obtained.
11. If the applicant proposes significant future changes to the approved sketch plan design such as, but not limited to, access and circulation, increase in the number of lots, open space alterations, and impact to environmental features, additional review and approval by the planning Commission may be required.

After discussing the matter, Kevin Scharf made a motion to approve the major subdivision sketch plan, with the stipulation that it meets all eleven (11) staff recommendations. Gary Whitlock seconded the motion, and all voted in favor.

Development updates were discussed.

Adjournment

At 6:45 PM, the Chairman called for a motion to adjourn. The motion was made by Kevin Scharf, seconded by George Harkins, and all voted in favor.

Respectfully submitted,

Rhonda Darity

Rhonda Darity
Secretary

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